

ATTACHMENT A

PERMIT TERMS & CONDITIONS

TERMS OF PERMIT

The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Subsection 9.5.1 Siting of Buildings* – to increase the maximum front yard setback from 6.0m to 16.43m and to allow 100% of the building face to be set back more than 6.0m from the front property line.
2. *Subsection 9.6.1 Location of Parking Area* – to permit parking between the front yard property line and the front face of a building, and within the maximum front yard setback.
3. *Subsection 9.7.1 Size of Buildings* – to waive the minimum required building height of two storeys above grade.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan & Parking Plan, prepared by Alan Lowe Architect Inc., dated 2023-OCT-20, as shown on Attachment C.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by Alan Lowe Architect Inc., dated 2023-OCT-20, as shown on Attachment D.
3. The development shall be developed in substantial compliance with the Landscape Plan and Details prepared by Lombard North Group, dated 2023-OCT-20, as shown on Attachment F.
4. The registration of a 0.78m Statutory Right-of-Way along 106th Street prior to Building Permit issuance, to facilitate the installation of a sidewalk.
5. The registration of a 2.58m Statutory Right-of-Way along Victoria Avenue prior to Building Permit issuance, to facilitate the installation of a sidewalk.